



Allan Morris
estate agents

**Sinton Green, Hallow,
Worcester**

Moorcroft Barn, Sinton Green, Hallow, Worcester. WR2 6NW

Features

- Spacious 4 bedroom detached Barn conversion beautifully finished with quality materials
- Recently renovated throughout
- Superb Sitting Room with woodburner
- Large open plan Kitchen/Dining/Family area with oak framed extension with doors leading out to south facing rear garden
- Master Bedroom Suite
- Ample off road parking

'Moorcroft Barn' is a wonderful example of quality workmanship together with spacious accommodation, which has been finished to a high standard to include oak doors and beamworks, situated within this sought after area with local amenities and the village of Hallow close by excellent schooling together with easy access to Worcester City and major transport links.

Accommodation briefly comprising: Welcoming Entrance Hall leading onto Utility, downstairs Cloakroom and Office, large Living Room with feature brick built chimney with woodburner insitu and doors to garden, open plan superb Kitchen/Dining Area, fully fitted with porcelain tiled flooring, quartz worktops and breakfast bar area, leading onto an oak framed Garden Room with double opening doors to the garden. To the first floor: Large Landing area, superb sized Master Bedroom with built in wardrobes, part vaulted ceiling and En-Suite Shower Room, guest Bedroom 2 with built in wardrobes and views to the front over fields, Bedroom 3 with views over garden and beyond, Bedroom 4/Office with views over fields to the front and a Family Bathroom having separate bath and shower cubicle with underfloor heating.

Outside: Approached via electronically operated gates onto a gravelled driveway offering ample parking and electric car charging points. There is a further gateway giving access to additional parking if required and garden, which is well designed with a lawned area, raised beds, superb patio/entertaining space, together with a further outbuilding ideal for storage.





Directions:

From Worcester City centre proceed along Henwick Road and pass through the village of Hallow. Turn left onto Moseley Road, continue for approximately one mile until reaching Sinton Green, turn left signposted Monk Wood. Continue along the lane where Moorcroft Barn will be found on the left hand side as indicated by our For Sale Board.

WAM 7275

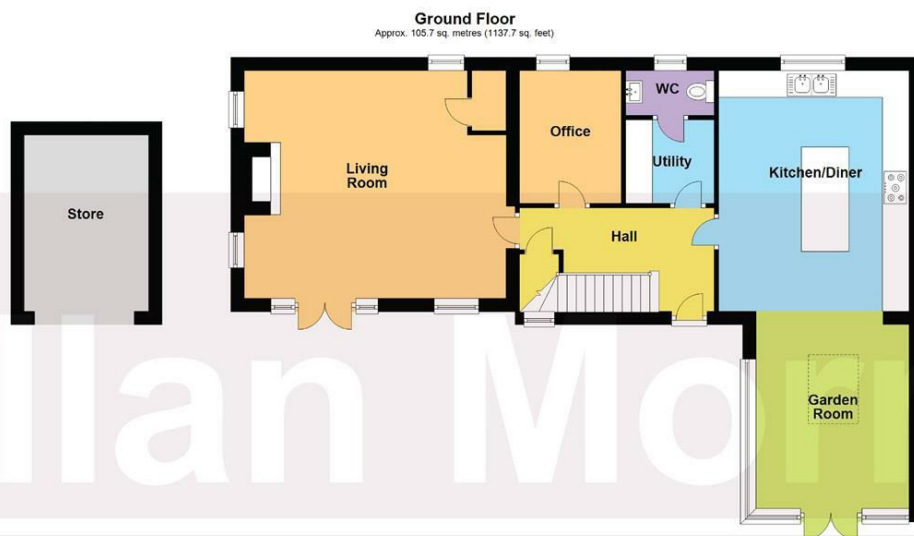
Useful Information:

Tenure: Freehold

EPC rating: E

Council Tax Band: G





Total area: approx. 184.8 sq. metres (1988.8 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Floorplan Measurements:

KITCHEN/DINING/GARDEN ROOM:
32'1" x 12'5"

UTILITY:
6'6" x 6'2"

OFFICE:
10'2" x 7'6"

LIVING ROOM:
19'4" x 16'8"

MASTER BEDROOM:
17'4" x 15'8"

EN-SUITE:
7'6" x 5'6"

BEDROOM 2:
12'1" x 9'6"

BEDROOM 3:
14'1" x 8'2"

BEDROOM 4/OFFICE:
9'10" x 8'7"

FAMILY BATHROOM/SHOWER:
11'5" x 7'6" max

General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. MEASUREMENTS: Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. FIXTURES AND FITTINGS: All items not specifically mentioned within these details are to be excluded from the sale. SERVICES: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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